

Attachment H  
Applicable Zoning Codes  
City of Santa Fe Springs

155.245 LOT AREA, WIDTH AND DEPTH.

- (A) The minimum lot area shall be 7,500 square feet.
- (B) Each lot shall have a width of not less than 75 feet.
- (C) There are no requirements for lot depth.

155.247 BUILDING HEIGHT.

There is no building height limit in the M-2 Zone, except where M-2 property is within 100 feet of a residential zone, school or park, in which case the height limit shall be 50 feet, except as provided in §§ 155.385 through 155.598 of this chapter.

155.248 FRONT YARD.

Each lot shall have a front yard of not less than 20 feet extending across the full width of the lot, except that where adjoining a major or secondary highway, the front yard shall not be less than 30 feet. Notwithstanding this provision, on any lot containing a building with a height greater than the minimum front yard setback distance of the lot, the front yard setback shall be one foot for each foot of building height or portion thereof.

155.249 SIDE YARD.

None required, except that where adjoining a local street, a side yard of not less than 20 feet shall be required. Lots adjoining a major or secondary highway shall have a side yard of not less than 30 feet. Notwithstanding this provision, on any lot containing a building with a height greater than the minimum side yard setback distance of the lot, the side yard setback shall be one foot for each foot of building height or portion thereof.

155.250 REAR YARD.

None required, except that where adjoining a local street, a rear yard of not less than 20 feet shall be required. Lots adjoining a major or secondary highway shall have a rear yard of not less than 30 feet. Notwithstanding this provision, on any lot containing a building with a height greater than the minimum rear yard setback distance of the lot, the rear yard setback shall be one foot for each foot of building height or portion thereof.

155.252 DISTANCE BETWEEN BUILDINGS.

There are no requirements for the distance between buildings.

#### 155.253 MINIMUM SIZE OF BUILDINGS.

There are no requirements for the minimum size of buildings.

#### 155.254 LOT COVERAGE.

There are no requirements for lot coverage.

#### 155.260 LANDSCAPING.

The following landscaping provisions shall apply in the M-2 Zone. In addition, the landscaping provisions of §§ 155.545 through 155.559 shall apply:

(A) Where an M-2 Zone adjoins a dedicated street, a minimum area equivalent to 25 square feet for each lineal foot of frontage on said street shall be suitably landscaped and maintained. In addition, all parking areas shall have landscaping installed equivalent to 6% of the total parking area. This landscaping shall be distributed so that 50% of the landscaping is located around the perimeter of the parking area, and the balance located within the parking area. Said landscaping shall be located on private property behind the planned street width line and shall be clearly visible from the street frontage.

(B) For property frontage on a major or secondary highway, the front yard landscaping area shall consist of a grass lawn with undulating earth berms two to three feet in height and minimum 24 inch box trees.

(C) For property with frontage on a local street, a minimum 15 feet wide landscaping strip shall be required between the on-site parking area and the property line adjoining a public street, excepting locations for driveways. On lots fronting a major or secondary highway, said landscaping strip shall be 20 feet in width.

(D) The public parkway adjoining the lot shall be improved with a sidewalk and/or landscaping including public street trees in accordance with the requirements of the Director of Public Works.

(E) Where fences or walls, including building walls, are located within 30 feet of a public street, the entire area between the public street and fence, wall or building wall shall be landscaped, excepting locations for driveways.

(F) Concrete curbs a minimum six inches in height shall be installed along the borders of all on-site landscaped areas adjoining driveways, off-street parking and loading areas and other similar improvements.

(G) The Planning Commission shall have the authority to grant a temporary waiver of required landscaping in accordance with the provisions of § 155.557.